152.0	0009	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,000 / 916,000
					USE VALUE:	916,000 / 916,000
					ASSESSED:	916,000 / 916,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLACKMAN TIMOTHY J ETAL/ TRS	
Owner 2:	TIMOTHY J BLACKMAN 2010 REVOCA	
Owner 3:	AMY D TRAVIS 2010 REVOCABLE TR	
Street 1:	107 EASTERN AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TRAVIS AMY D -
Owner 2:	-
Street 1:	107 EASTERN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2134 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10420.000	329,000	900	586,100	916,000
Total Card	0.239	329,000	900	586,100	916,000
Total Parcel	0.239	329,000	900	586,100	916,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.16 | /Parcel: 429.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101311
GIS Ref	
GIS Ref	
Insp Date	04/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,000	900	10,420.	586,100	916,000	916,000	Year End Roll	12/18/2019
2019	101	FV	259,100	900	10,420.	549,500	809,500	809,500	Year End Roll	1/3/2019
2018	101	FV	255,300	0	10,420.	454,200	709,500	709,500	Year End Roll	12/20/2017
2017	101	FV	255,300	0	10,420.	417,600	672,900	672,900	Year End Roll	1/3/2017
2016	101	FV	255,300	0	10,420.	381,000	636,300	636,300	Year End	1/4/2016
2015	101	FV	249,300	0	10,420.	373,600	622,900	622,900	Year End Roll	12/11/2014
2014	101	FV	249,300	0	10,420.	347,300	596,600	596,600	Year End Roll	12/16/2013
2013	101	FV	249,300	0	10,420.	330,400	579,700	579,700		12/13/2012

!11970!

PRINT

Date	Time
12/11/20	02:05:41

LAST REV

Date	Time
08/05/20	10:15:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11970

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVIS AMY D,	75202-289	1	7/24/2020	Convenience	99	No	No		
BLACKMAN TIMOTH	55116-414		8/5/2010	Convenience	1	No	No		
	21384-391		8/1/1991		284,500	No	No		Y

USER DEFINED

Prior Id # 1:	101311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2019	314	New Wind	22,485	C				
4/19/2018	449	Porch	4,500	C				
8/3/2017	1000	Redo Kit	111,085	C				
11/30/2016	1484	Manual	2,940	C				ext door to bsmt
8/5/2016	1084	Re-Roof	2,520	C				
4/28/2006	317	Redo Bat	11,250			G7	GR FY07	2ND FLR BTH

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	Meas/Inspect	HS	Hanne S
10/30/2008	Meas/Inspect	163	PATRIOT
5/30/2006	Permit Visit	BR	B Rossignol
1/14/2000	Inspected	264	PATRIOT
11/22/1999	Measured	272	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10420		Sq. Ft.	Site		0	80.	0.70	9									586,079						586,100	

Total AC/HA:	0.23921	Total SF/SM:	10420	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	586,079	Spl Credit		Total:	586,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22065210
Const Adj.:	1.00989902
Adj $ / SQ:	154.092
Other Features:	111522
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476773
Depreciation:	147800
Depreciated Total:	328973

COMMENTS

PDAS, FRPL IS NON FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

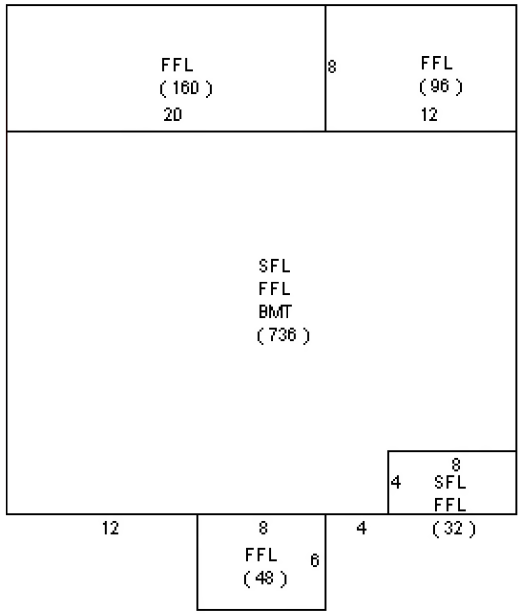
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.50
Special Features:	0	Val/Su Net:	127.72
Final Total:	329000	Val/Su SzAd	178.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	154.090	165,187
SFL	Second Floor	768	154.090	118,343
BMT	Basement	736	52.140	38,379

Net Sketched Area:	2,576			Total:	321,909
Size Ad	1840	Gross Are	2576	FinArea	2134

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2000	3.55	T	15.2	101			900			900

More: N	Total Yard Items:	900	Total Special Featues:		Total: 900